

**Correspondence Between  
Staff and Applicant  
Approval Letter**



August 29, 2019

George Pasquel III  
Withey Morris, PLC  
2525 E Arizona Biltmore Cir A-212  
Phoenix, AZ 85016

Re: 1155-PA-2014  
7-ZN-2015#2  
Marquee

Dear George Pasquel III,

This is to advise you that the case referenced above was approved at the August 27, 2019 City Council meeting. The City Council related documents may be obtained from the City Clerk's office located at 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251 or by entering the document number through the city website @ <https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Please remove the red hearing sign as soon as possible. If you have any questions, please contact me at 480-312-2258.

Sincerely,

Bryan Cluff  
Senior Planner



8/21/18 (updated)

George Pasquel III  
Withey Morris, PLC  
2525 E Arizona Biltmore Cir A-212  
Phoenix, AZ 85016

RE: 7-ZN-2015#2 and 8-DA-2018  
Marquee

Dear Mr. Pasquel,

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 7/16/18. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**General Plan:**

1. Policy LU 4.4 of the Old Town Scottsdale Character Area Plan (OTSCAP) discusses public amenities and benefits that should be provided when development bonuses are sought by a development proposal within downtown. In addition, the General Plan (Character & Design Goal 4) and the OTSCAP (Character & Design Goals CD 5 and CD 6 and Mobility Goal M 2) support the provision of meaningful streetspaces and open space areas that provide visual continuity among adjacent developments and create a series of smaller, intimate spaces. The existing development plan (7-ZN-2015) outlines public amenities and benefits associated with streetspace improvements (North and South sides of Shoeman Lane); however, there is no difference in public benefit between the previous approval and the current application, which proposes an additional height and floor area. Please respond to the noted goals by modifying the proposed site plan, particularly along Scottsdale Road and Shoeman Lane to provide additional open space, or other public amenities/benefits at ground-level to align with the additional height and development bonuses being sought through this application.
2. The General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6) and the OTSCAP (Character & Design Chapter Policies CD 5.5, CD 6.3, and CD 9.4; Mobility

**7-ZN-2015#2**  
**02/26/2019**



Chapter Policy M 1.3; and the Arts & Culture Chapter) discuss the importance of art within the downtown that is accessible and integrated into the urban form. Although the development plan briefly discusses the possibility of integrated Public Art on-site, the possible location(s) are not noted, and no further detail is provided. Please respond to the goals and policies noted above and provide location details on a Cultural Amenities Plan. Public art should be viewable from the right-of-way and in a location that is publicly accessible.

Zoning:

3. Zoning Ordinance Section 6.1304.A.3.b and c., within the Criteria for a PBD Overlay District Application in the Type-3 Area, requires that the building form be in conformance with the Downtown Plan Urban Design & Architectural Design Guidelines (DUDAG) and shall reflect the planned character of development within which the development project will be located. The DUDAG specify that the apparent size and bulk of larger architectural form of buildings are to be reduced, particularly adjacent to streets, with taller vertical planes limited to the interior of the development. Furthermore, the apparent size and bulk should be designed as compositions of smaller parts that reduce a building's perceived height and bulk by dividing the building mass into smaller-scale components and stepping building height back away from the street as the building height increases. The proposed building is approximately 30 feet taller than the existing entitlements, however, there has been no indication of additional setbacks or stepbacks to break-up the mass of the building. Please revise the development plan and development standards to incorporate setbacks and/or stepbacks for the upper 2-3 levels of the building, in accordance with the requirements of the DUDAG.
4. The existing development plan and development agreement (7-ZN-2015) commit to providing approximately forty percent (40%) more parking on the site than what the zoning ordinance required for the proposed building and mix of uses. The additional parking was provided/required due to a perceived lack of parking in the Galleria area. The current proposal only includes an approximate two percent (2%) surplus. Please provide additional information in the narrative/development plan regarding the parking supply and demand for the project and immediate vicinity, as there may be concern regarding the parking supply as the project moves forward in the public process.
5. On page 16 of 22 of the project narrative, under 'Parking', it is stated that '...the project gets credit for an additional 19 street parking spaces...', however, Paragraph 5.5 of the approved development agreement states that the project will not receive any parking credits for the spaces removed from Shoeman Lane. Please revise the project narrative to not include the additional parking credit.
6. In accordance with Zoning Ordinance Section 6.1304.A.3.a., please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment is consistent with the Old Town Scottsdale Character Area Plan, Character and Design Chapter: Goal CD 1 - Policies 1.1, 1.2, and 1.5; Goal CD 3 - Policies 3.1, 3.2, 3.3, 3.4, and 3.5; Goal CD 4 - Policies 4.1, 4.2, and 4.3; Goal CD 5 - Policies 5.1, 5.2, 5.3, 5.4, and 5.5; Goal CD 6 - Policies 6.1, 6.2, 6.3, 6.4, 6.5, and 6.6; Goal CD 7 - Policies 7.1, and 7.2; Goal CD 8 - Policies 8.1, 8.2, and 8.3; Goal CD 9 - Policies 9.1, 9.2, 9.3, and 9.4; Goal CD 10 - Policies 10.3, 10.4, 10.6, 10.7, 10.8, and 10.9; Goal CD 11 - Policies 11.1, 11.2, 11.3, and 11.4. Please update the narrative so that the responses to the Character and Design Chapter are more



descriptive and explanative rather than rephrasing the policies and provide brief directive responses that clarify how the policies will be implemented.

7. In accordance with Zoning Ordinance Section 6.1304.A.3.b., please revise the project narrative so that it also includes an explanation on how the proposed zoning district map amendment will be consistent with the Downtown Plan Urban Design & Architectural Guidelines: Sections A1, A2, A3, A4, A5, A6, A8, A9 and A10; B2; D1, D2, D3 and D4; **C1, C2, and C3.**
8. Please revise the tabulations under the "Public Benefits" heading on page 17 of the development plan so the requested bonus building height accurately reflects the requirements of Zoning Ordinance Section 6.1308. Based on the current submittal the requested height increase should be 36.42 feet.
9. Please revise the tabulations under the "Public Benefits" heading on page 17 of the development plan so the requested bonus Gross Floor Area Ratio accurately reflects the requirements of Zoning Ordinance Section 5.3008., relative to the bonus for underground parking. This provision is only available if 90% or more of the required parking is below grade. Based on the current submittal the requested GFAR increase should .97 or 109,382 square feet.
10. Please revise the tabulations under the "Public Benefits" heading on page 17 of the development plan so the requested bonus calculations accurately reflect the requirements of Zoning Ordinance Section 7.1200.D. Based on the numbers referenced in comments #2 and 3 above, the bonus payments should total \$1,229,115.03 for GFAR and \$432,519.72 for building height.
11. Please see the attached relined copy of the submitted Legislative Draft of Amended Development Standards and make the suggested revisions, in accordance with Zoning Ordinance Section 6.1308.
12. Please revise the language on page 2 of the submitted Development Plan under the "Request" heading to accurately reflect the property's current zoning designation of Downtown/Downtown Multiple-Use Type-2 Planned Block Development Downtown Overlay.
13. Please revise the language on page 20 of the submitted Development Plan within Row E of the table heading to accurately reflect the standard within Type-3 in-lieu of Type-2.
14. Please revise the development agreement to reflect the bonus requests for building height and gross floor area ratio consistent with the development plan, and provide a redlined version of the development agreement identifying all changes from the previously approved development plan, in accordance with Zoning Ordinance Section 6.1310.D.2.
15. Please revise the bicycle parking calculations on the site plan in conformance with the requirements of Zoning Ordinance Section 9.103.C., requiring one bicycle space for every 10 required vehicle spaces.
16. Please revise the accessible parking space calculations on the site plan in accordance with Zoning Ordinance Section 9.105.B.4., requiring 4% of the provided parking spaces to be accessible. If a reduction request is proposed, please provide the required documentation in accordance with Section 9.105.C.



Circulation:

17. As requested with the Development Application Submittal Checklist, please submit three (3) copies of the updated Traffic Impact Mitigation Analysis (TIMA).

Water and Waste Water:

18. Please submit three (3) copies of the revised Waste Water Design Report(s) with the original red-lined copy of the report to me with the rest of the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

19. In accordance with the Design Standards & Policies Manual Section 2-1.309, please provide as analysis of the existing/proposed trash compactor to include the following:
- a. Make and model details of existing compactor to include capacity.
  - b. Air-conditioned square footage of existing Galleria and proposed structure {proposed structure alone would require 14 refuse enclosures or, at a compaction ratio of 4 to 1, a 14-yard compactor}
  - c. Any existing or proposed restaurants.
  - d. Illustrate on site plan detailed compactor and refuse service path, including any proposed overhead structures along service path of refuse truck.
  - e. Additional information regarding shared refuse concept – may need to be validated through PSD or other agreement.

Landscape Design:

20. Based on the mature size of the proposed plants, modify the planting density and layout so that it is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20 - 30%) reduction of planting intensity should be implemented to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements, in accordance with Zoning Ordinance Sections 10.100 and 10.700.
21. Please modify the plant species that are listed under the plant materials legend so that they match the 'Tree Selections' and the 'Shrub/Groundcover/Accent Selections' that are in the Scottsdale Road Streetscape Design Guidelines, which can be found on the Scottsdale website at: <http://www.scottsdaleaz.gov/Assets/ScottsdaleAZ/Construction/scottsdale-road-streetscape/SRDesign.pdf> .

**Technical Corrections**

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:



Site:


22. The preliminary landscape plan identifies bicycle parking areas within the parking structure and several locations within the hardscape/sidewalk area along the Shoeman Lane frontage. Please provide additional information including dimensions and clearance information for the locations along Shoeman Lane demonstrating the appropriate clearance is provided without conflicting with the walkways or parallel parking areas, in accordance with Zoning Ordinance Section 9.106.A.2.
23. Please provide a site plan and project data to comply with the Plan & Report Requirements for Development Applications.
  - a. Provide a written scale on the site plan.
  - b. Indicate the zoning district of all adjacent and abutting parcels.
  - c. Indicate the number of consecutive vehicle parking spaces in each row.
  - d. Indicate the building footprint and do not indicate the interior spaces within each building.
  - e. Indicate the building setback that is proposed for the Shoeman Lane frontage.
  - f. Indicate the location and dimensions of all abutting rights-of-way, including alleys.
  - g. Indicate the dimension from each building/structure to the adjacent/abutting property line.
  - h. Indicate the location of street lights, traffic control devices, irrigation standpipes, stormwater management structures, overhead utility lines and poles, etc.
  - i. Eliminate the landscape symbols from the site plan.
24. Please revise the site plan or provide a supplemental plan to identify the existing and proposed property lines, in accordance with Scottsdale Revised Code 48-3 and 4. A re-plat will be required for the new parcel configuration.
25. Please revise the site plan to identify a 50-foot half-street dedication for Scottsdale Road right-of-way dedication required, in accordance with the Design Standards & Policies Manual Section 5-3.104, Major Collector - Urban.
26. Please revise the site plan or provide a supplemental plan to show dimensions of the right-of-way and proposed improvements on Shoeman Lane, and include a dimensioned street cross-section, in accordance with the Plan & Report Requirements for Development applications.
27. Please revise the width of the service drive identified with Note 4 to be a minimum of 24 feet wide, in accordance with Zoning Ordinance Section 9.106.
28. Please provide floor plans for all levels of the garage structure, with dimensional information and notations on the floor plan in conformance with Zoning Ordinance Section 9.106.A.

Landscaping:

29. Please revise the conceptual landscape plan so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200., in accordance with Zoning Ordinance Section 1.305.

30. Please revise the landscape plan so that the landscape legend includes quantity of the proposed plants, in accordance with Zoning Ordinance Section 10.200.
31. Please provide a landscape plan that indicates the building footprint and does not indicate the interior spaces within each building. Showing the interior spaces on the landscape plan results in too much information on the plan, making it difficult to read. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.305.
32. Please revise the landscape plan to show the locations of street lights, traffic signals, fire hydrants, and overhead utility poles. Please refer to the Plan & Report Requirements for Development Applications and Zoning Ordinance Section 1.305.

Other:

33. Please contact Arizona Public Service (APS) to coordinate the installation of electric lines and the location of electrical equipment to serve the proposed development. Refer to Attachment aps, Construction Energy Answers, and contact Mr. Michael Worley, APS Customer Project Manager (602-493-4144).

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

In an effort to get this Zoning District Map Amendments request to a Planning Commission hearing, please submit the revised material identified in Attachment A as soon as possible.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2258 or at [bcluff@ScottsdaleAZ.gov](mailto:bcluff@ScottsdaleAZ.gov).

Sincerely,



Bryan Cluff  
Senior Planner



**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **7-ZN-2015#2**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised Narrative/Development Plan for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Context Aerial with the proposed Site Plan superimposed

Color      1      24" x 36"      1      11" x 17"      1      8 ½" x 11"

☒ Site Plan:

6      24" x 36"      1      11" x 17"      1      8 ½" x 11"

☒ Elevations:

Color	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

☒ Perspective(s):

Color      1      24" x 36"      1      11" x 17"      1      8 ½" x 11"

☒ Streetscape Elevation(s):

Color      1      24" x 36"      1      11" x 17"      1      8 ½" x 11"

☒ Landscape Plan:

Color	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

☒ Development Plan Booklets

The Development Plan booklets shall be clipped together separately, and not be bounded.

Color      2      11" x 17"      2      8 ½" x 11"

- 8 ½" x 11" – 3 color copy on archival (acid free paper) (To be submitted after the Planning Commission hearing.)

☒ Other Supplemental Materials:

Technical Reports:

☒ 3 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.



**MARQUEE PROJECT**  
**(7-ZN-2015#2 AND 8-DA-2018)**  
**Response to 2nd Review Comments**

Responses are provided in **RED CAPS BELOW**

Zoning:

1. As identified in the 1st review letter, Zoning Ordinance Section 6.1304.A.3.b and c., within the Criteria for a PBD Overlay District Application in the Type-3 Area, requires that the building form be in conformance with the Downtown Plan Urban Design & Architectural Design Guidelines (DUDAG) and shall reflect the planned character of development within which the development project will be located. The DUDAG specify that the apparent size and bulk of larger architectural form of buildings are to be reduced, particularly adjacent to streets, with taller vertical planes limited to the interior of the development. Furthermore, the apparent size and bulk should be designed as compositions of smaller parts that reduce a building's perceived height and bulk by dividing the building mass into smaller-scale components and stepping building height back away from the street as the building height increases.

The northern (Shoeman Lane) building face is sheer vertical with no apparent articulation or stepback in building mass. Although the west elevation (Scottsdale Road) has some amount of stepback in the building plane, it falls short of design guideline expectations. The overall building massing, as proposed, does not appear to achieve the standard of high-quality architecture and design that is imperative in the Downtown area, and may not have staff support moving forward. Please revise the building elevations in accordance with the above requirements, dividing the building mass into smaller-scale components and stepping building height back away from the street as the building height increases.

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. THE DESIGN TEAM FEELS IT HAS PROVIDED A DESIGN THAT REDUCES THE BUILDING MASS INTO SMALLER COMPOSITIONS TO REDUCE THE PERCEIVED HEIGHT AND MASS. THE NORTH ELEVATION INTRODUCES PORTALS THAT PROJECT BEYOND THE INITIAL PLANE OF THE STRUCTURE.**

**PLEASE ALSO REFER TO THE SECTIONS AND RENDERINGS PROVIDED ILLUSTRATING THE STEP BACK OF THE WEST FAÇADE ALONG SCOTTSDALE ROAD. THE DESIGN TEAM FEELS THIS ADDRESSES THE REQUIREMENTS TO REDUCE THE BUILDING MASSING INTO SMALLER COMPONENTS.**



2. As identified in the 1st review letter, the DUDAG discourage buildings that have a predominately glass façade. The extensive use of glass on the north and west building elevations will increase reflected heat, sunlight, and glare, potentially creating a negative impact on surrounding buildings and pedestrian areas. In addition, the upper level patios on the west elevation are highly vulnerable to direct and reflected sun exposure. This design is not considerate of the harsh desert climate of the region, or the architectural character and context of the area, and may not have staff support moving forward. Please revise the design of the building elevations to provide more solid wall area and/or alternative materials resulting in less glass and incorporate architectural shading techniques including but not limited to louvers, large overhangs, and significant recesses. (Section C2 and C3 of the DUDAG and SDGOD, Local Influence on Design 3 and 4, Scale and Proportion 19 and the Scottsdale Sensitive Design Principle 9).

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. THE DESIGN TEAM HAS TAKEN EFFORTS TO ADDRESS CONCERNS OF HEAT GAIN, REFLECTED HEAT AND GLARE THROUGH COMMON DESIGN TECHNIQUES UTILIZED IN THE REGION. THIS DESIGN APPROACH INCLUDES REDUCED GLAZING AT THE EAST AND WEST FACADES (LESS THAN 50% GLAZING AT EACH ELEVATION) AS WELL AS HORIZONTAL SHADE CONTROL DEVICES AND DEEPER OVERHANGS ON THE SOUTH FAÇADE. MOST OF THE BUILDING GLASS DOES OCCUR ON THE NORTH FAÇADE, WHICH IS BEST PRACTICE TO MAXIMIZE VIEWS AND DAYLIGHT, WHILE AVOIDING NEGATIVE IMPACTS FROM SUN EXPOSURE.**

3. On the building elevations and/or additionally provided building sections, please add building stepback lines for the proposed building, existing entitlements, and Downtown ordinance requirements to illustrate the proposed building setbacks and stepbacks relative to the existing entitlements and standard Downtown District requirements in accordance with Zoning Ordinance Section 5.3006.

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. THESE DIAGRAMS HAVE BEEN INCLUDED TO ILLUSTRATE THE DESIGN TEAM'S EFFORT TO MEET THE REQUIREMENTS DIRECTED BY THE CITY OF SCOTTSDALE WITH REGARD TO BUILDING SETBACKS AND STEPBACKS.**

4. Paragraph 5.5 of the approved development agreement states that the project will not receive any parking credits for the spaces removed from Shoeman Lane. The new development agreement adds language suggesting the possibility of the property receiving parking credits for on-street spaces that remain on Shoeman Lane, if the zoning ordinance permits. Since there is no longer and P-3 zoning on the site, the zoning ordinance does not permit any parking credits. Please remove this language from the agreement.

**THIS LANGUAGE WAS ADDED TO PROTECT THE PROPERTY SHOULD**



**THE ORDINANCE CHANGE IN THE FUTURE TO ALLOW ON-STREET PARKING SPACES TO BE COUNTED TOWARDS PARKING CALCULATIONS (AS CURRENTLY OCCURS OUTSIDE OF THE DOWNTOWN AREA). NONETHELESS, THE LANGUAGE HAS BEEN REMOVED.**

5. Please revise the tabulations under the "Public Benefits" heading on page 23 of the project narrative so the requested bonus calculations accurately reflect the requirements of Zoning Ordinance Section 7.1200.D. The requested bonus height is 72 feet, due to the proposed mechanical equipment. The requested GFAR bonus appears to be 138,702.5 square feet based on existing square footage and current zoning requirements. Please make sure the language in the development agreement is consistent with these numbers.

**THE LANGUAGE IN THE DEVELOPMENT AGREEMENT HAS BEEN UPDATED TO REFLECT THE MOST UP TO DATE SQUARE FEET AND TO REFLECT THE HEIGHT OF THE MECHANICAL EQUIPMENT.**

General Plan:

6. Regarding comment #1 from the 1st review letter, although the provision of open space is more explicitly expressed in the most recent submittal, the proposal has now been adjusted to incorporate a larger building mass that extends 150' in height, whereas the previous proposal requested a maximum 120' in height. Please consider providing additional public open space at ground-level that more closely aligns with the additional height and development bonuses being sought through this application.

**PER THE ORDINANCE, OPEN SPACE IS NOT REQUIRED AT THIS LOCATION. NONETHELESS, THE PROJECT PROVIDES OVER 12,000 SQUARE FEET OF OPEN SPACE ALONG BOTH STREET FRONTAGES, WITH A SUBSTANTIAL PORTION OF THAT OPEN SPACE SHADED FOR A COMFORTABLE EXPERIENCE FOR OFFICE EMPLOYEES, VISITORS, RESTAURANT PATRONS AND PASSING PEDESTRIANS.**

Site Design:

7. Please provide a formal response and revisions as necessary in response to the March 6, 2019 email regarding preliminary trash service design, attached to this letter for reference.

**BASED UPON COORDINATION WITH SCOTTSDALE SOLID WASTE AND ENGINEERING MANAGER, ELIANA HAYES, IT IS ACCEPTABLE (AND IS OUR INTENT) TO UTILIZE THE EXISTING EXCESS COMPACTOR FACILITIES WITHIN THE GALLERIA TRUCK DOCK TO SUPPORT THE NEW**



**MARQUEE OFFICE BUILDING. THIS ASSUMES THAT A CROSS ACCESS EASEMENTS WILL BE PROVIDED AND THE EXISTING EQUIPMENT HAS THE CAPACITY TO SERVE BOTH DEVELOPMENTS.**

**IN SUMMARY, THERE ARE THREE EXISTING 30 CY COMPACTORS ONSITE. TWO ARE FOR TRASH AND ANOTHER IS FOR RECYCLING. THE TOTAL GALLERIA BUILDING OCCUPIES LESS THAN 600,000 SF. THAT AREA IS THEN DIVIDED BY 20,000 (PER DSPM) TO DETERMINE HOW MANY 4CY BINS ARE REQUIRED. THAT EQUATES TO THIRTY 4-CY BINS OR ONE 30 CY COMPACTOR FOR THE EXISTING GALLERIA.**

**MARQUEE PROPOSES ANOTHER 268,000 SF /20,000 = 13.4 CY. AS SUCH, THE EXISTING SECOND 30 CY COMPACTOR IS MORE THAN SUFFICIENT TO SERVE THE NEW DEVELOPMENT. IN ANY EVENT, PICKUP CURRENTLY IS ONLY ONCE PER WEEK AND IF REQUIRED, ADDITIONAL PICKUPS WOULD BE AN OPTION.**

**OPERATIONALLY, BOTH DEVELOPMENTS WILL CONTINUE TO OPERATE ESSENTIALLY AS IT DOES TODAY WITH TRUCKS BACKING UP FROM SHOEMAN LANE AND PULLING STRAIGHT BACK OUT.**

**BASED UPON THE ABOVE SUMMARY AND CONCURRENCE BY ELIANA HAYES ON 5-20-19, TRASH AND RECYCLING HAS BEEN SUFFICIENTLY ACCOUNTED FOR FOR THE MARQUEE OFFICE BUILDING WITHIN THE EXISTING GALLERIA TRUCK DOCK.**

8. Please provide additional information including dimensions and clearance information for bike rack locations, demonstrating the appropriate clearance is provided without conflicting with the walkways or parallel parking areas, in accordance with Zoning Ordinance Section 9.106.A.2.

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. THE DESIGN TEAM HAS CONFIRMED NO CONFLICTS EXIST WITH PROPOSED BICYCLE PARKING AREA AND ANY WALKWAYS/PARALLEL PARKING AREAS. IT HAS ALSO BEEN CONFIRMED THAT THE BIKE PARKING AREA IS LOCATED WITHIN 50' A BUILDING ENTRANCE.**

9. Please revise the site plan or provide a supplemental plan to show dimensions of the right-of-way and proposed improvements on Shoeman Lane, and include a dimensioned street cross-section, in accordance with the Plan & Report Requirements for Development applications.

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. DIMENSIONS TO THE ROW AND PROPOSED**



**IMPROVEMENTS ARE ILLUSTRATED THROUGH CROSS SECTIONS PROVIDED THROUGH SHOEMAN LANE.**

Site:

10. Please provide specific setback dimensions on Scottsdale Road and Shoeman Lane, for the building face (outside of columns) and the building face interior to the arcade, from back of curb, both inside the parallel parking spaces and at the outside curb.

**PLEASE REFER TO CURRENT DESIGN EXHIBITS SUBMITTED WITH THIS RESPONSE LETTER. SETBACK DIMENSIONS ARE ILLUSTRATED THROUGH CROSS SECTIONS PROVIDED AT BOTH SCOTTSDALE ROAD AND SHOEMAN LANE.**